

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1747/AD(GK)/2024/ 12218 Dated:- 16/04/24

To

Gemini Agrofarms Pvt. Ltd.,
G-14, Ground Floor, Jaganpura Extension,
New Delhi-110014.

Subject: - Approval of Standard Design of SCOs in Commercial Site over an area measuring 0.26148 acre (1058.17 Sqm.) forming part of Affordable Residential Plotted Colony measuring 6.5375 acres (License No. 180 of 2022 dated 10.11.2022) falling in sector-34, Sonipat.

Reference: - Please refer to subject cited matter.


Please find enclosed a set of the approved Standard Design of SCOs of aforesaid Commercial site forming part of Affordable Residential Plotted Colony (DDJAY Policy-2016) as per following details:-

Description	Area	Drawing No.	Dated
Commercial Site	0.26148 acre (1058.17 Sqm.)	DTCP-10179(i) to 10179(iii)	16.04.2024

The above said Standard Design of SCOs is approved with the following condition:-

- The connecting corridors/passage provided at ground floor shall be used for movement/circulation of general public. The Owner of the SCOs shall not obstruct this corridor/ passage in any manner what so ever. You shall not sell the corridor/passage in any manner whatsoever.
- The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- The developer/individual allottees shall obtain necessary approval of fire scheme/design and Fire NOC as per Haryana Fire Services Act, from competent Authority.
- The parking/open area shall not be sold in any manner whatsoever.


DA/As above

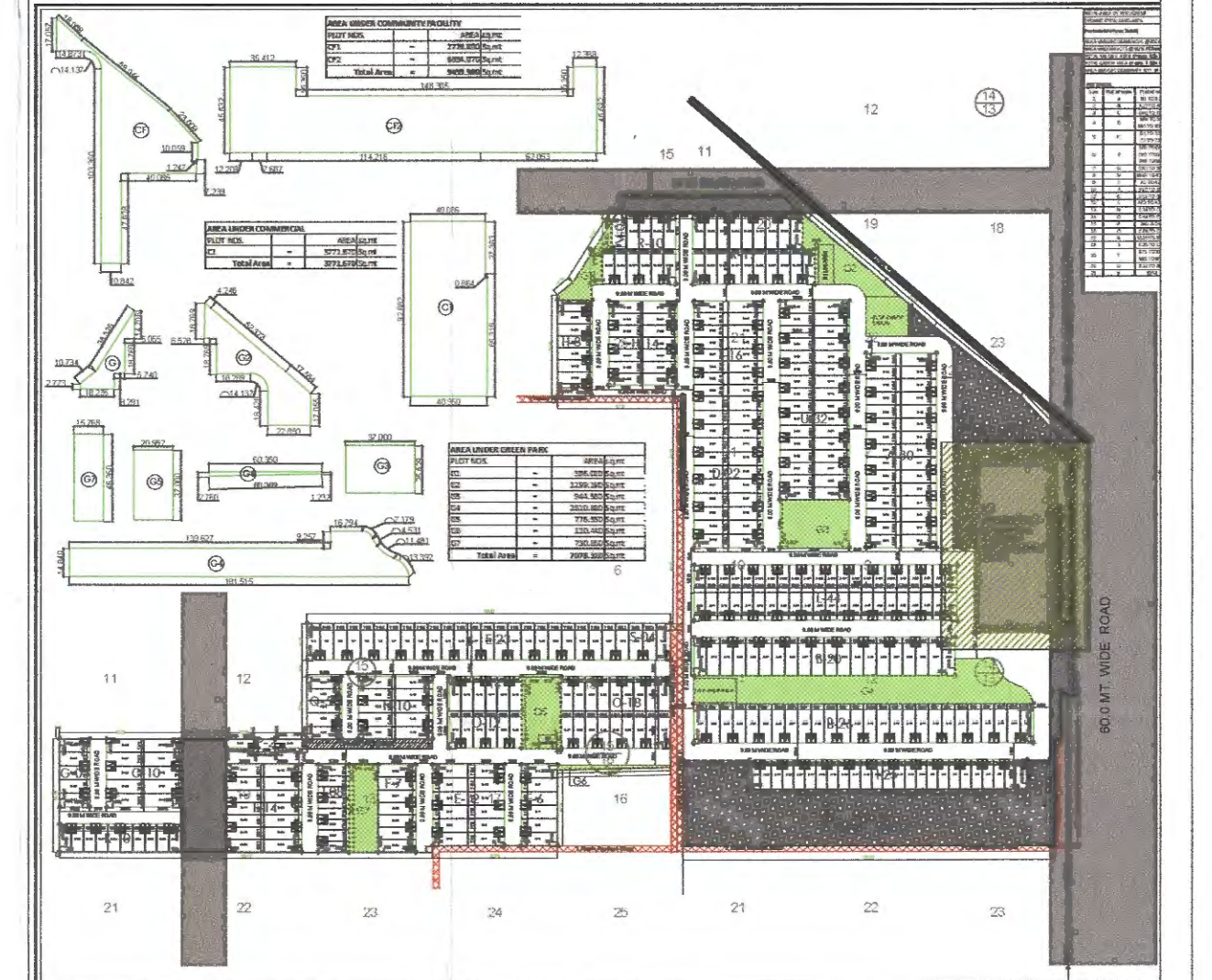
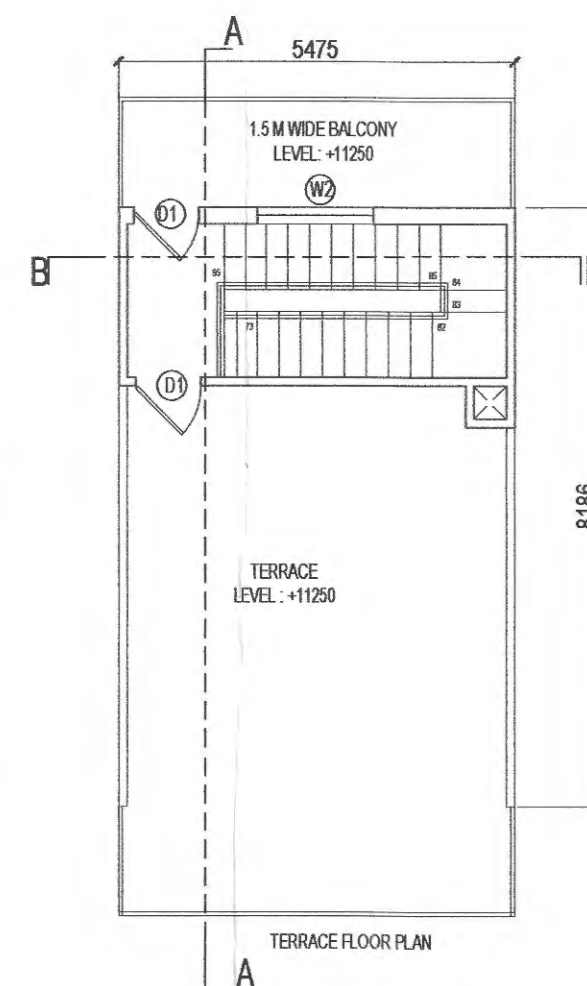
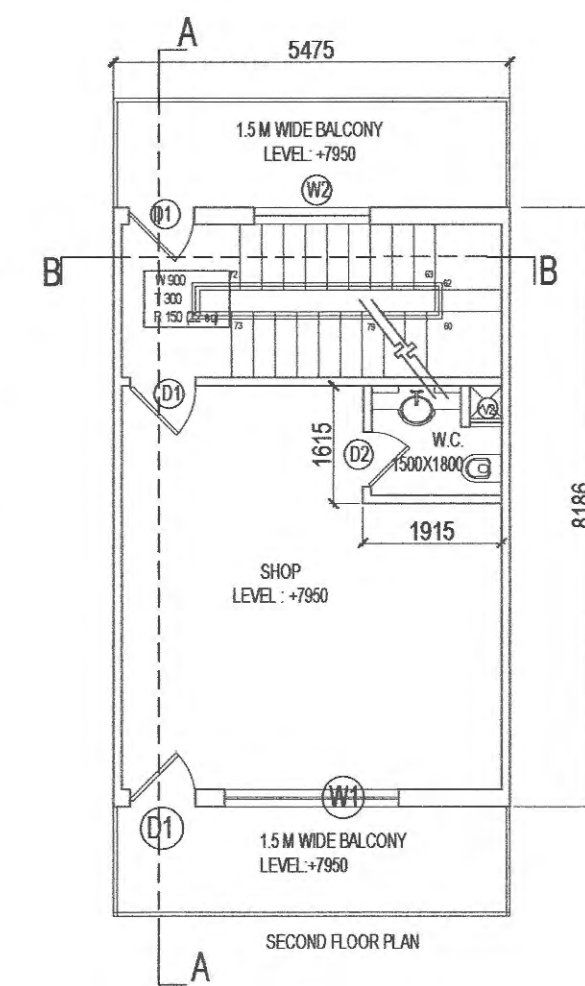
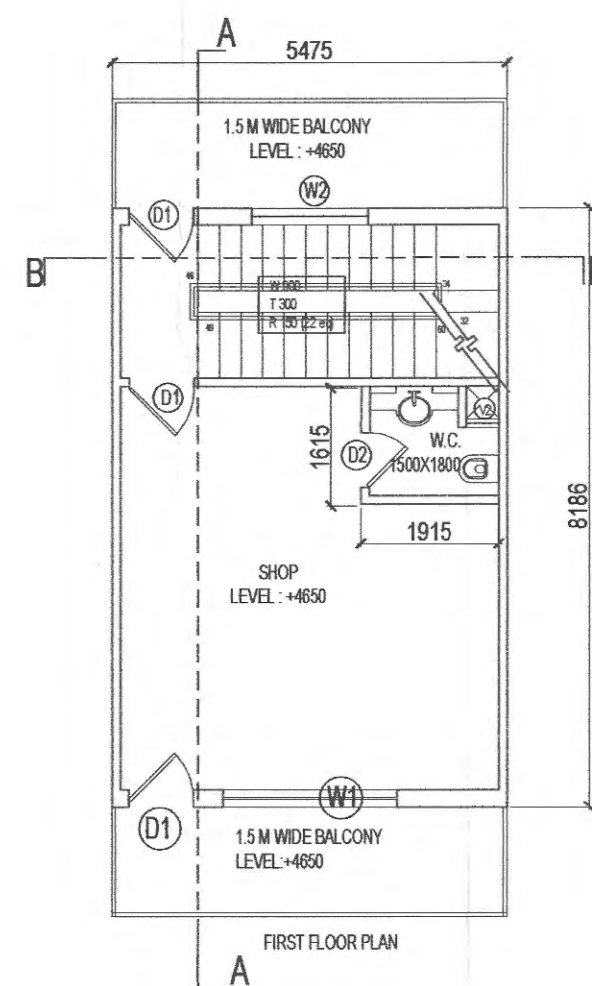
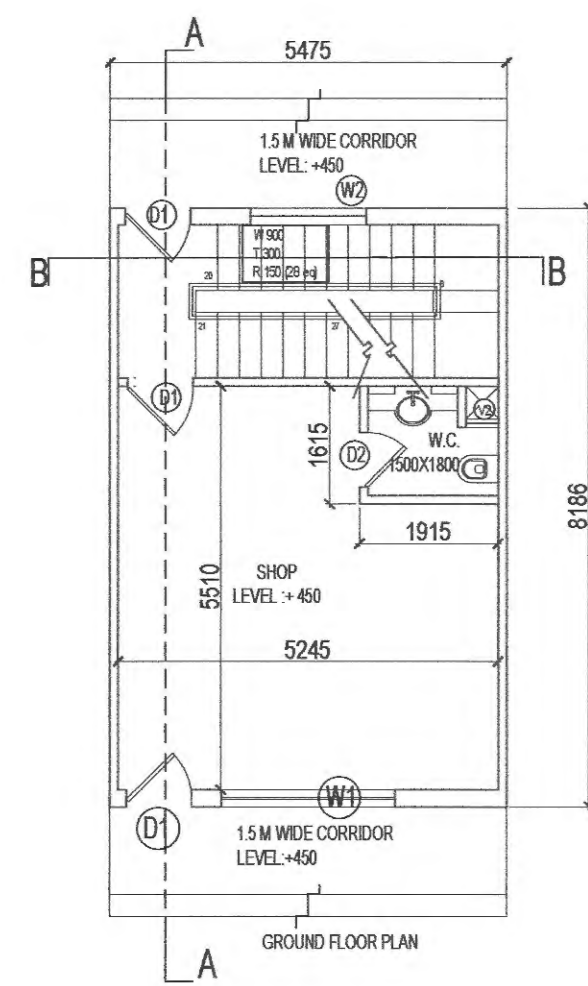
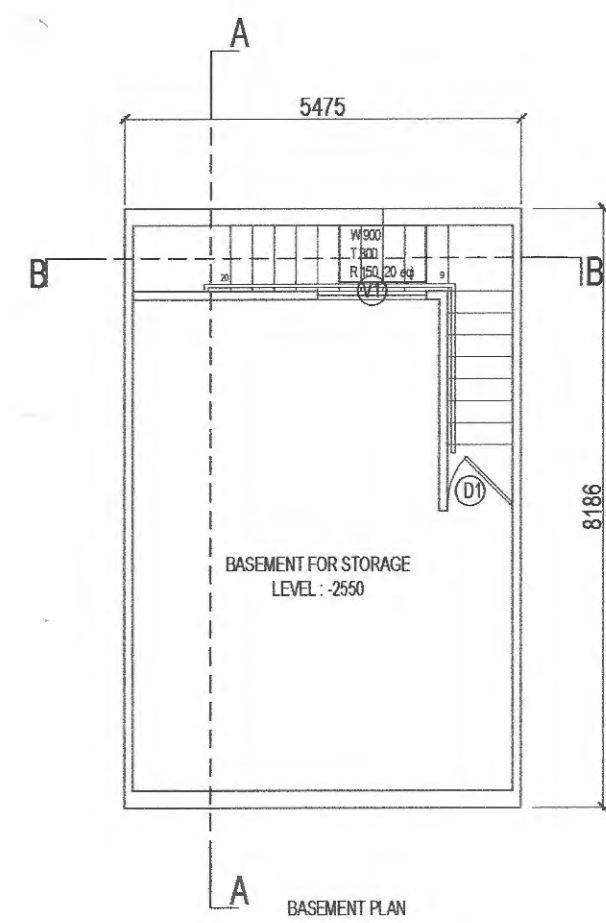
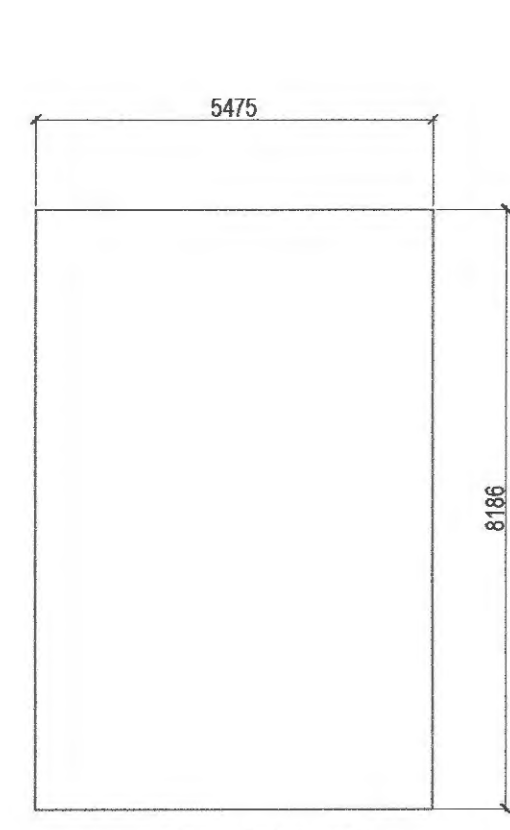

(S.K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1747/AD(GK)/2024/ _____ Dated _____
A copy along with sets of approved Standard Design of SCOs is forwarded to the following for information and further necessary action please:-

- Senior Town Planner, Rohtak.
- District Town Planner, Sonipat.

DA/As above


(S.K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.



AREA DETAIL OF SCO A (1-13)

GROUND FLOOR AREA OF SCO- A

ITEM	L	X	B	NO	SQ. MT.
S.A	8.186	X	5.475	1	= 44.82
NET GROUND FLOOR AREA OF ONE SCO = 44.82					

FIRST FLOOR AREA OF SCO- A

ITEM	L	X	B	NO	SQ. MT.
S.A	8.186	X	5.475	1	= 44.82
NET FIRST FLOOR AREA OF ONE SCO = 44.82					

SECOND FLOOR AREA OF SCO- A

ITEM	L	X	B	NO	SQ. MT.
S.A	8.186	X	5.475	1	= 44.82
NET SECOND FLOOR AREA OF ONE SCO = 44.82					

BASEMENT AREA OF SCO- A

ITEM	L	X	B	NO	SQ. MT.
S.A	8.186	X	5.475	1	= 44.82
NET BASEMENT AREA OF ONE SCO = 44.82					

FAR STATEMENT OF SCO- A

	NO OF UNITS	NO OF BLOCKS	AREA
GROUND FLOOR	1 X 1	1	= 44.82
FIRST FLOOR	1 X 1	1	= 44.82
SECOND FLOOR	1 X 1	1	= 44.82
TOTAL			= 134.46
TOTAL NO OF UNITS			= 15
TOTAL AREA OF SCO A	134.46	X 15	= 2016.90

GROUND COVERAGE	44.82	X 15	= 672.30
= GROUND FLOOR AREA			

PROJECT

PROPOSED SCO LAYOUT MEASURING 0.932 ACRES FOR DEEN DAYAL YOJNA OF M/S MAPSKO IN SECTOR 35, SONEPAT-HARYANA

ARCHITECTS:

4TH PLANE
CHATTARPUR EXTENSION
NEW DELHI-110074
EMAIL: info@4thplane.in

#88005 82486, 99999 82542
- Plane

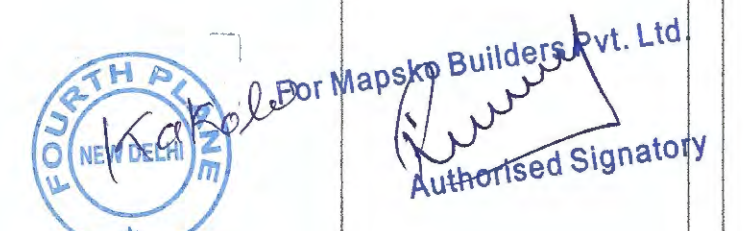
DATE: DEC-2024 SCALE: 1:100

DRAWING NAME: SCO - TYPE A

DRAWING NO: SCO-02

ARCHITECT'S SIGN

OWNER'S SIGN



D/W SCHEDULE

TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	CILL HEIGHT	LINTEL HEIGHT
D1	900	2400	000	2400
D2	750	2400	000	2400
W1	2400	2400	600	2400
W2	1600	2400	600	2400
V1	1500	2400	1950	2400

DRG. NO. - DTP 10771 (ii) DATED: 15-01-25

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILLA)
ATP (HQ)

(JAIDEEP)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

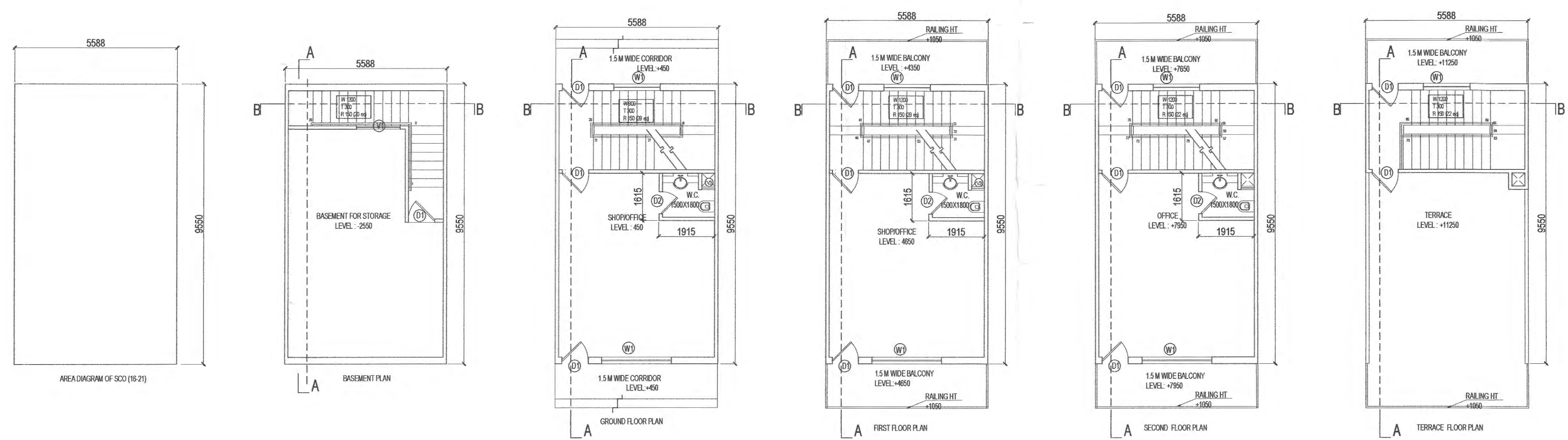
(JITENDER SIHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)

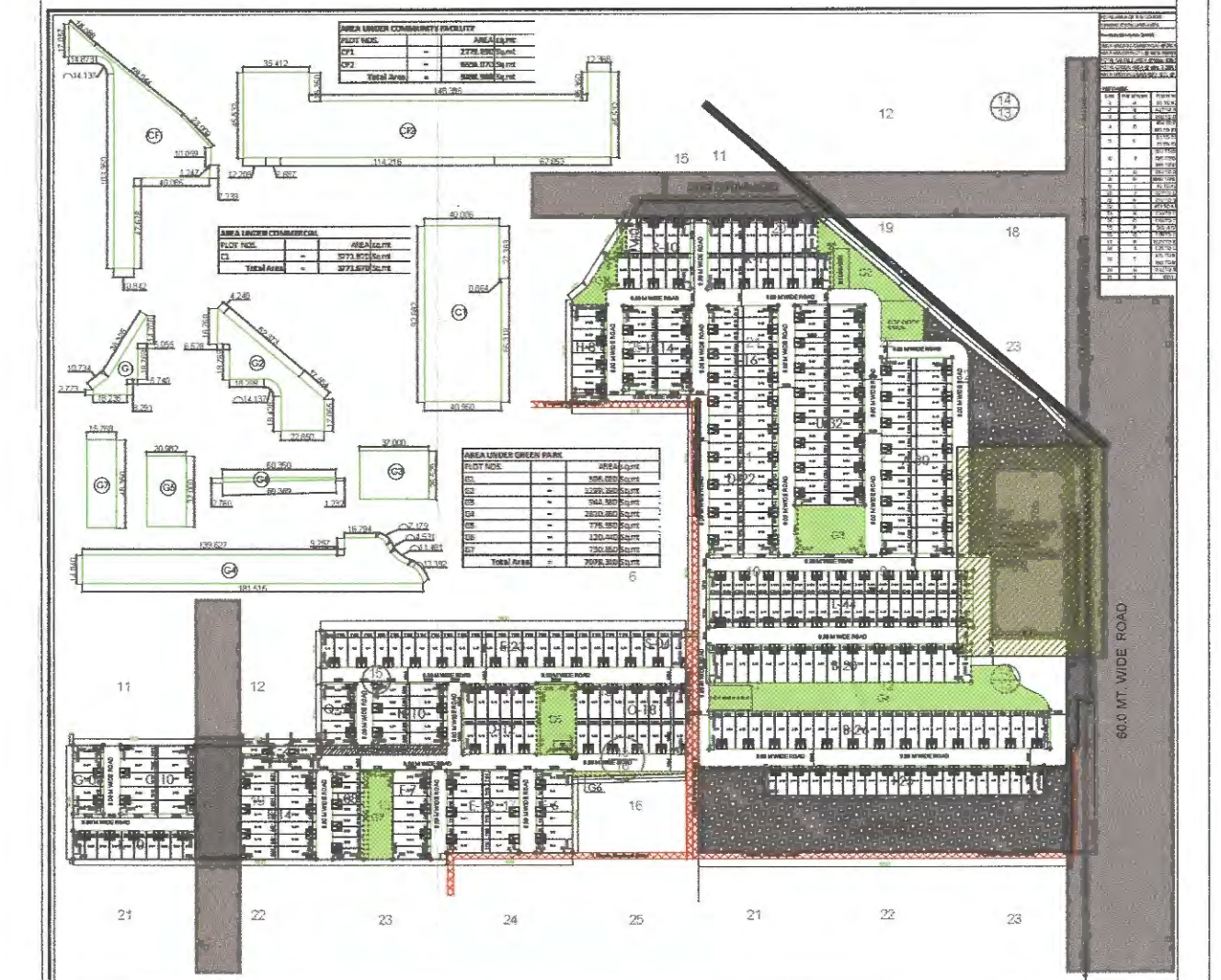


PLANS

ELEVATIONS & SECTIONS



PLANS



AREA DETAIL OF SCO B (17-22)

GROUND FLOOR AREA OF SCO-B					
ITEM	L	X	B	NO	SQ. MT.
S B	9.55	X	5.588	1	= 53.36
NET GROUND FLOOR AREA OF ONE SCO					= 53.36

FIRST FLOOR AREA OF SCO-B					
ITEM	L	X	B	NO	SQ. MT.
S B	9.55	X	5.588	1	= 53.36
NET FIRST FLOOR AREA OF ONE SCO					= 53.36

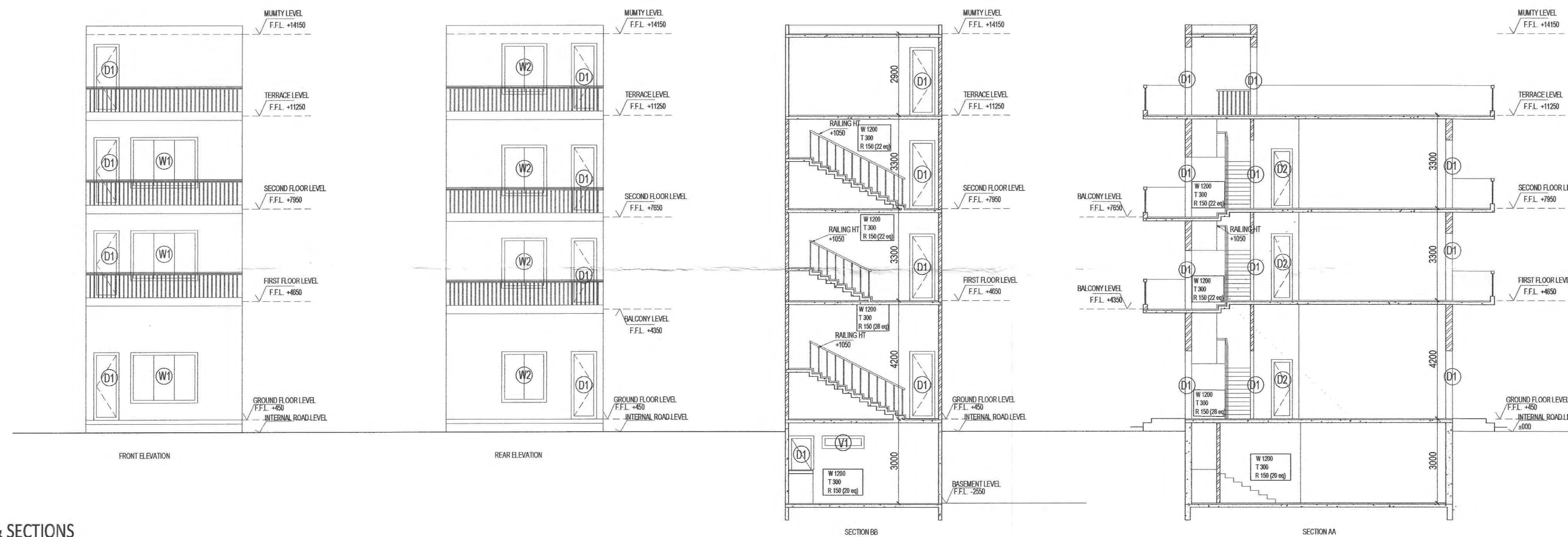
SECOND FLOOR AREA OF SCO-B					
ITEM	L	X	B	NO	SQ. MT.
S B	9.55	X	5.588	1	= 53.36
NET SECOND FLOOR AREA OF ONE SCO					= 53.36

BASEMENT AREA OF SCO-B					
ITEM	L	X	B	NO	SQ. MT.
S B	9.55	X	5.588	1	= 53.36
NET BASEMENT AREA OF ONE SCO					= 53.36

FAR STATEMENT OF SCO-B

	NO OF UNITS	X	NO OF BLOCKS	AREA SQ. MT.
GROUND FLOOR	1	X	1	= 53.36
FIRST FLOOR	1	X	1	= 53.36
SECOND FLOOR	1	X	1	= 53.36
TOTAL				= 160.09
TOTAL NO OF UNITS	= 6			
TOTAL AREA OF SCO B	160.09	X	6	= 960.58

GROUND COVERAGE	53.36	X	6	
= GROUND FLOOR AREA				= 320.16



ELEVATIONS & SECTIONS

D/W SCHEDULE				
TYPE	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	CILL HEIGHT	LINTEL HEIGHT
D1	900	2400	000	2400
D2	750	2400	000	2400
W1	2400	2400	600	2400
W2	1600	2400	600	2400
V1	1500	2400	1950	2400

DRG. NO. - DTP 10771 (iii) DATED:- 15-01-25

(Signature)
(GURPREET KHEPAR)
JD (HQ)

(Signature)
(SHIVAM ROHILLA)
ATP (HQ)

(Signature)
(JAIDEEP)
DTP (HQ)

(Signature)
(VIJENDER SINGH)
STP (HQ)

(Signature)
(JITENDER SIHAG)
CTP (HR.)

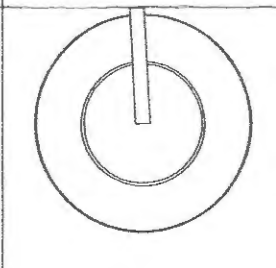
(Signature)
(AMIT KHATRI, IAS)
DTCP (HR.)

PROJECT

PROPOSED SCO LAYOUT MEASURING 0.932 ACRES FOR DEEN DAYAL YOJNA OF M/S MAPSKO IN SECTOR 35, SONEPAT-HARYANA

ARCHITECTS:

4TH PLANE
CHATTARPUR EXTENSION
NEW DELHI-110074
EMAIL: info@4thplane.in
#88005 82486, 99999 82542
4th Plane



DATE: DEC-2024 SCALE: 1:100

DRAWING NAME: SCO - TYPE B

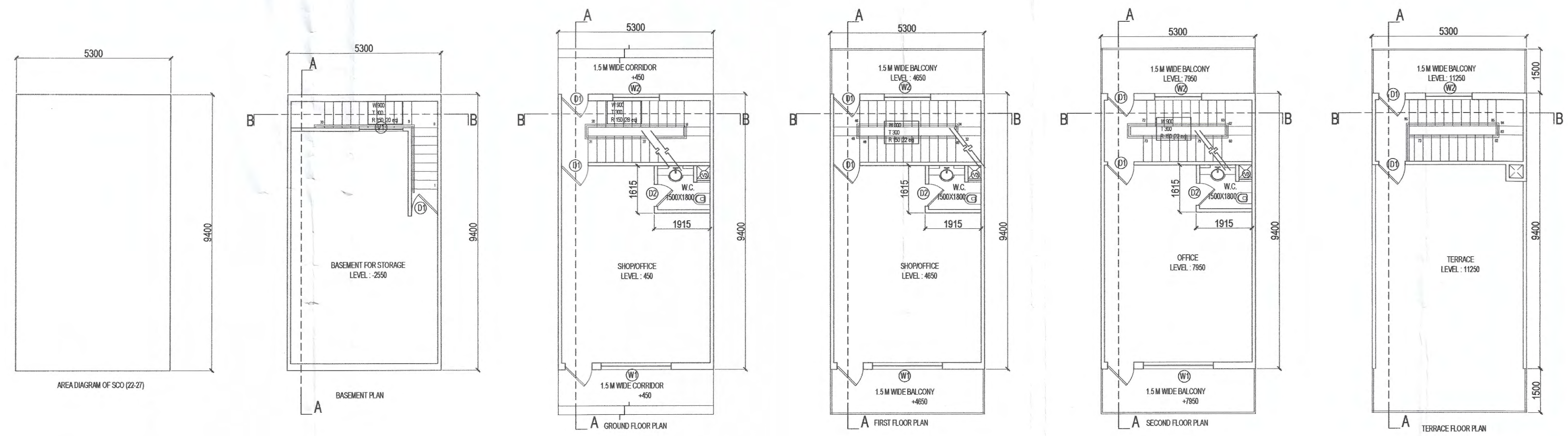
DRAWING NO: SCO-03

ARCHITECT'S SIGN

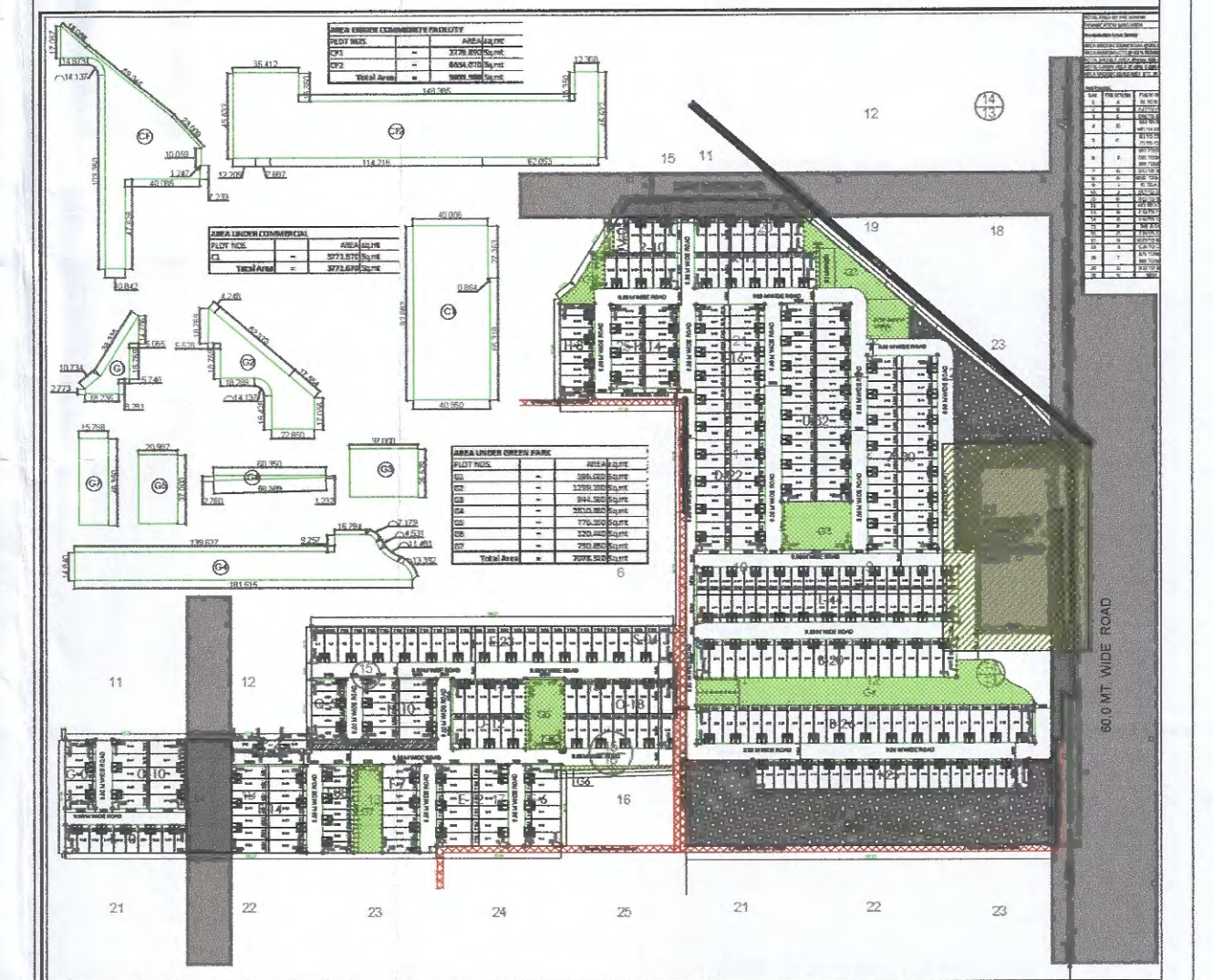
OWNER'S SIGN



For Mapsko Builders Pvt. Ltd.
(Signature)
Authorised Signatory



PLANS



AREA DETAIL OF SCO C (23-28)

GROUND FLOOR AREA OF SCO-C

ITEM	L	X	B	NO	=	SQ. MT.
S C	9.40	X	5.30	1	=	49.82
NET GROUND FLOOR AREA OF ONE SCO						= 49.82

FIRST FLOOR AREA OF SCO-C

ITEM	L	X	B	NO	=	SQ. MT.
S C	9.40	X	5.30	1	=	49.82
NET FIRST FLOOR AREA OF ONE SCO						= 49.82

SECOND FLOOR AREA OF SCO-C

ITEM	L	X	B	NO	=	SQ. MT.
S C	9.40	X	5.30	1	=	49.82
NET SECOND FLOOR AREA OF ONE SCO						= 49.82

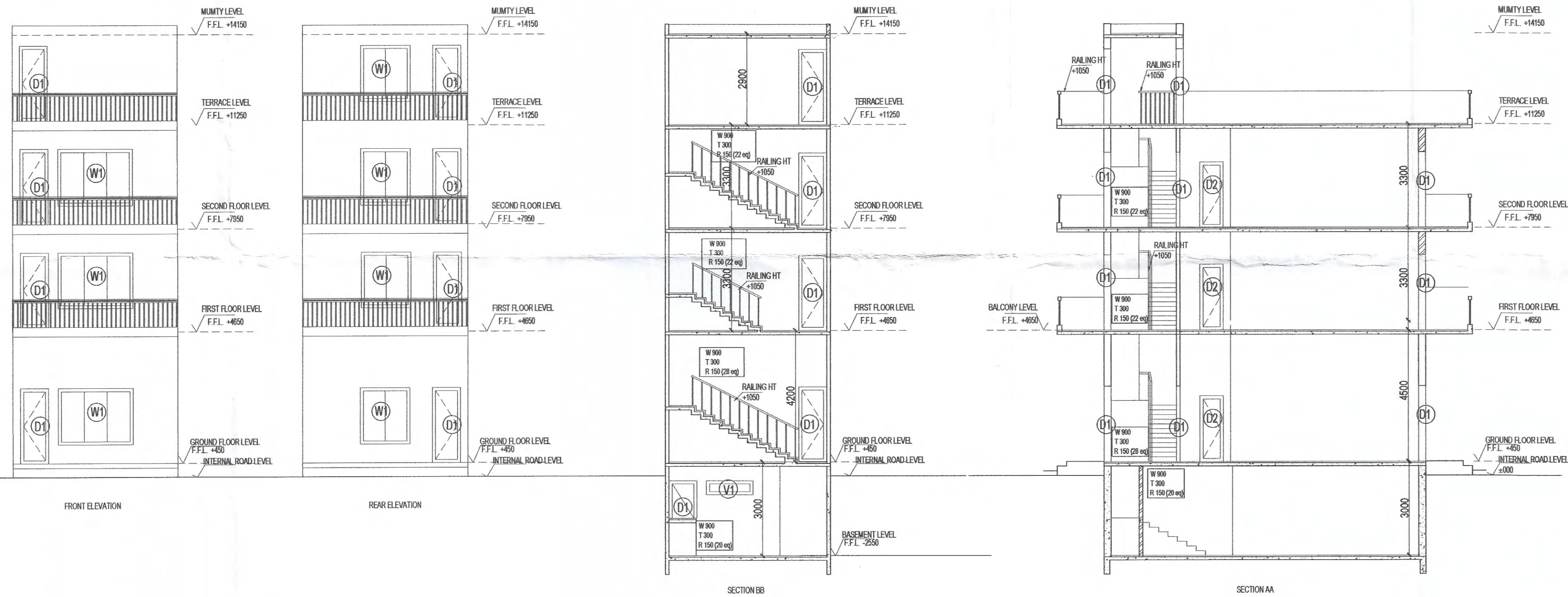
BASEMENT AREA OF SCO-C

ITEM	L	X	B	NO	=	SQ. MT.
S C	9.40	X	5.30	1	=	49.82
NET BASEMENT AREA OF ONE SCO						= 49.82

FAR STATEMENT OF SCO-C

	NO OF UNITS	NO OF BLOCKS	AREA
GROUND FLOOR	1	X 1	= 49.82
FIRST FLOOR	1	X 1	= 49.82
SECOND FLOOR	1	X 1	= 49.82
TOTAL			= 149.46
TOTAL NO OF UNITS			= 6
TOTAL AREA OF SCO C	149.46	X 6	= 896.76

GROUND COVERAGE	49.82	X 6	
= GROUND FLOOR AREA			= 298.92



ELEVATIONS & SECTIONS

D/W SCHEDULE

TYPE	ROUGH OPENING WIDTH	HEIGHT	CILL HEIGHT	LINTEL HEIGHT
D1	900	2400	000	2400
D2	750	2400	000	2400
W1	2400	2400	600	2400
W2	1600	2400	600	2400
V1	1500	2400	1950	2400

DRG. NO.: DTP 10771 (iv) DATED:- 15/01/25

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILLA)
ATP (HQ)

(JAIDEEP)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(JITENDER SIHAG)
CTP (HR.)

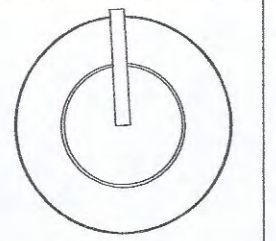
(AMIT KHATRI, IAS)
DTCP (HR.)

PROJECT

PROPOSED SCO LAYOUT MEASURING 0.932 ACRES FOR DEEN DAYAL YOJNA OF M/S MAPSKO IN SECTOR 35, SONEPAT-HARYANA

ARCHITECTS:

4TH PLANE
CHATTARPUR EXTENSION
NEW DELHI-110074
EMAIL: info@4thplane.in
#88005 82486, 99999 82542
4th Plane



DATE: DEC-2024 SCALE: 1:100

DRAWING NAME: SCO - TYPE C

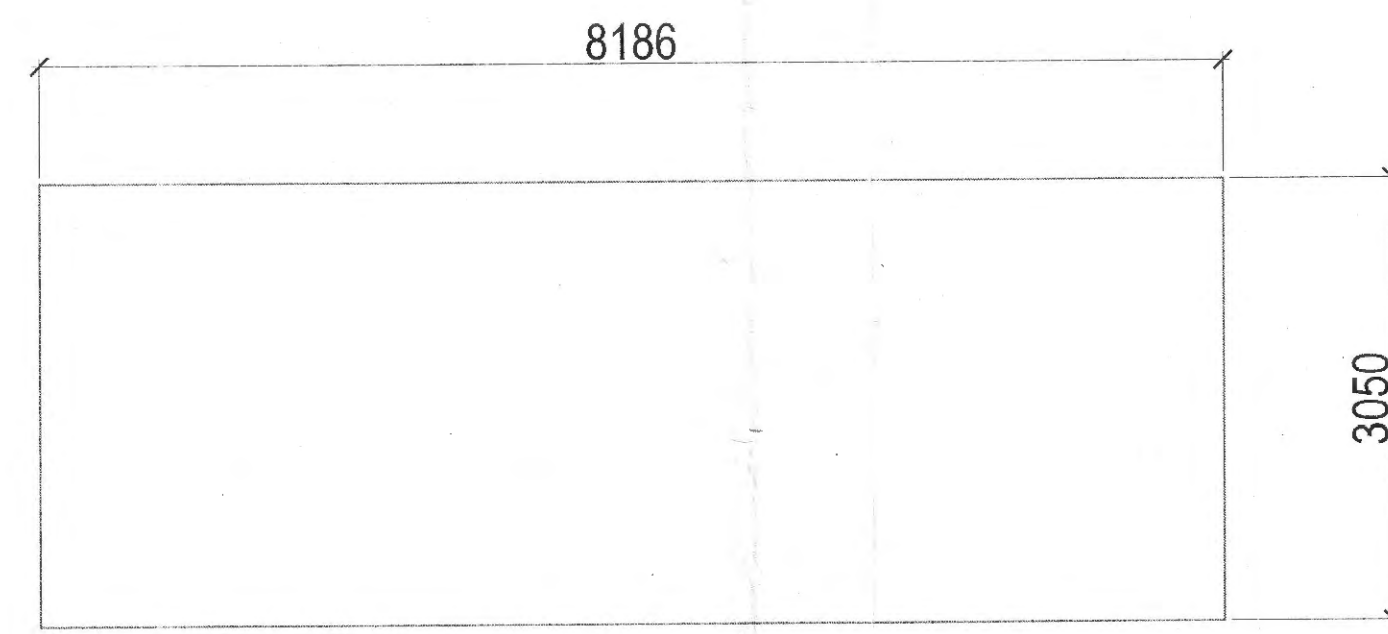
DRAWING NO: SCO-04

ARCHITECT'S SIGN

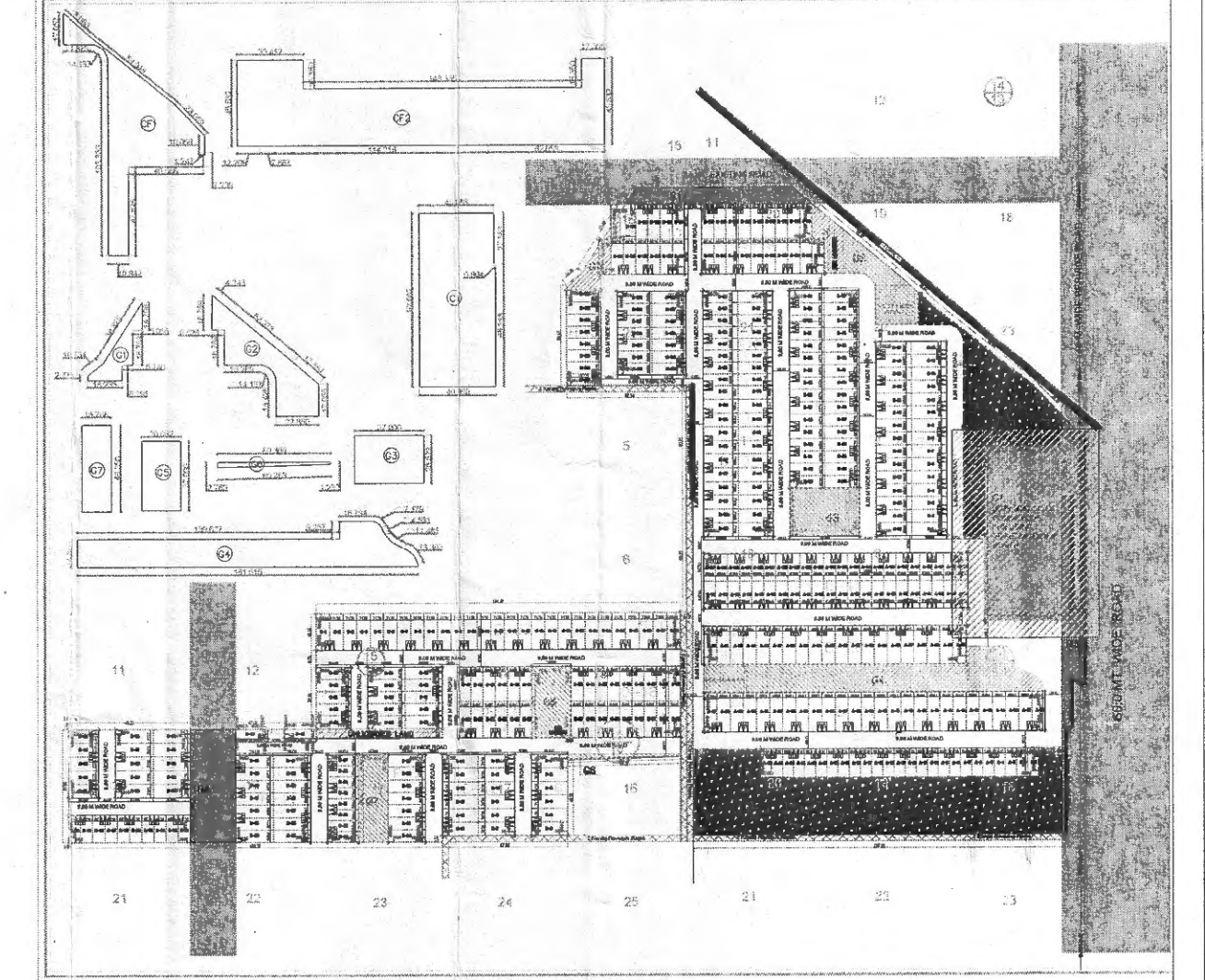
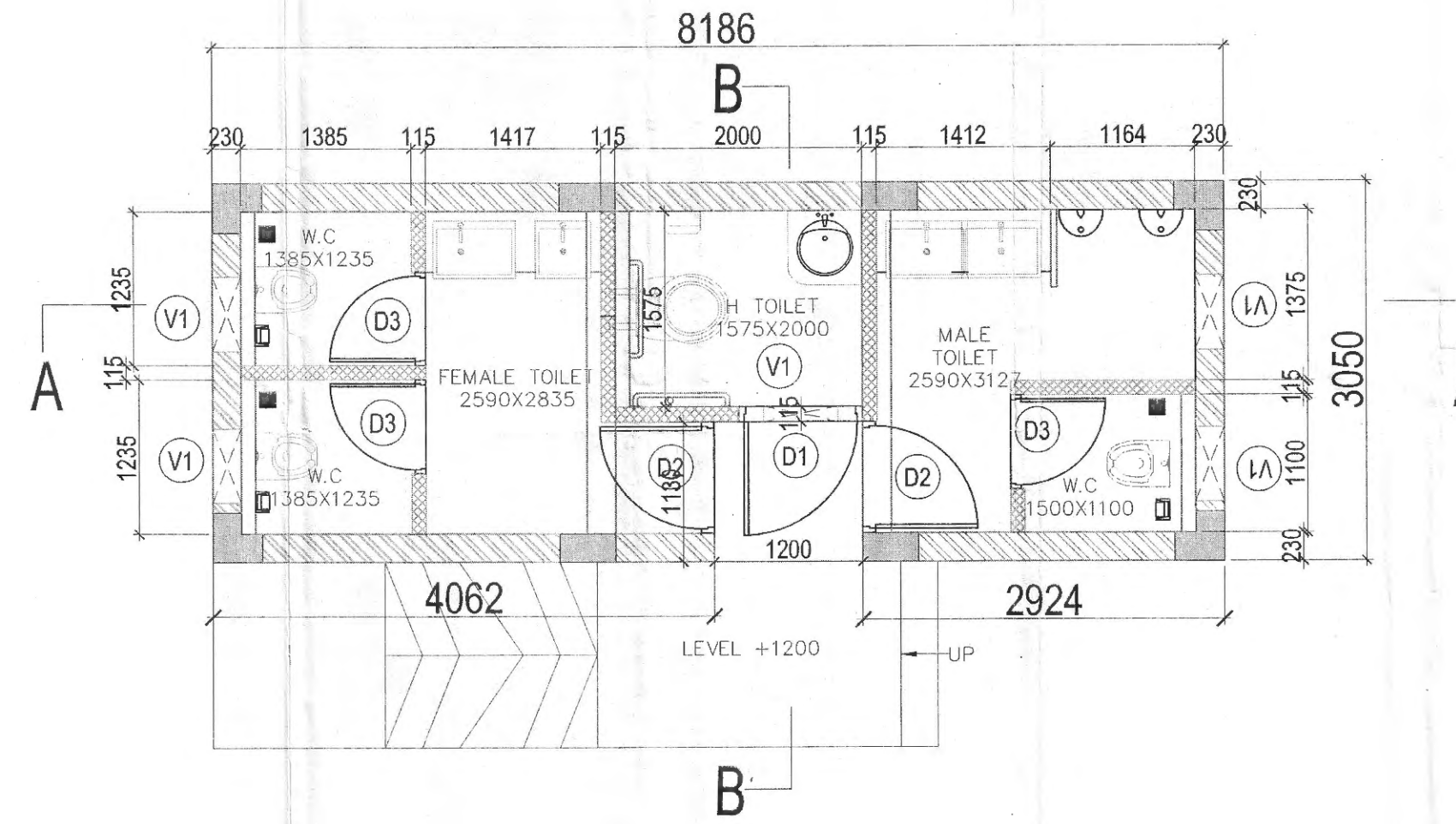
OWNER'S SIGN



For Mapsko Builders Pvt. Ltd.
Authorised Signatory



AREA DIAGRAM OF UTILITIES



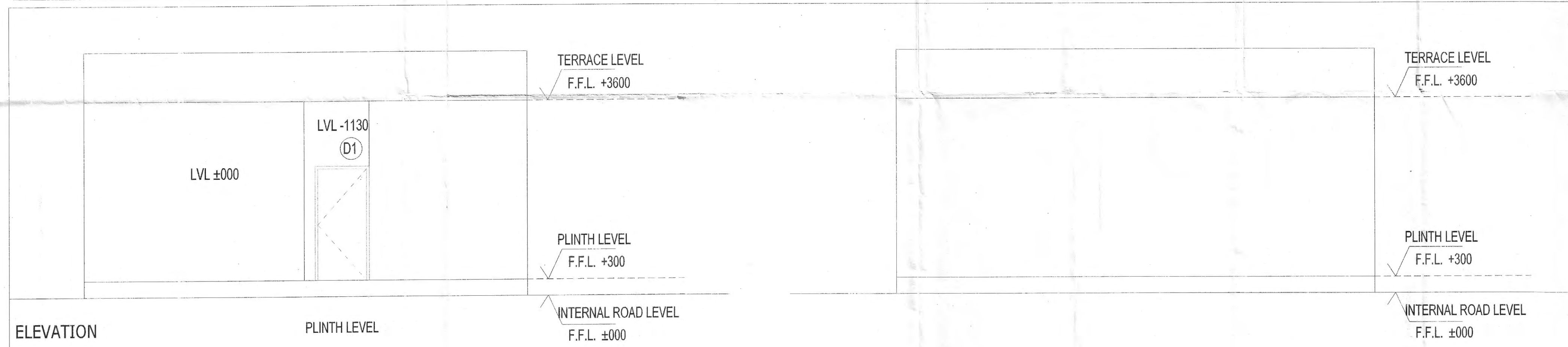
AREA DETAIL OF UTILITY

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UTILITY	8.85	X	3.05	1	= 27.00
NET AREA OF UTILITY					= 27.00

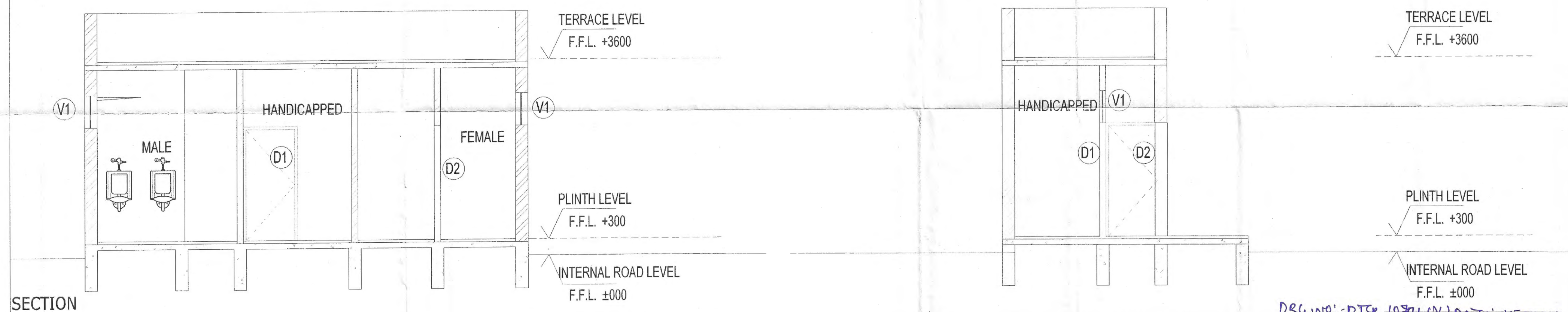
D/W SCHEDULE

TYPE	ROUGH OPENING		CILL HEIGHT	LINTEL HEIGHT
	WIDTH	HEIGHT		
D1	1000	2100	000	2100
D2	900	2100	000	2100
D3	750	2100	000	2100
V1	900	2400	2100	2400

PLAN



ELEVATION



SECTION

PROJECT

PROPOSED SCO LAYOUT MEASURING 0.932 ACRES FOR DEEN DAYAL YOJNA OF M/S MAPSKO IN SECTOR 35, SONEPAT-HARYANA

ARCHITECTS:

4TH PLANE
CHATTARPUR EXTENSION
NEW DELHI-110074
EMAIL: info@4thplane.in
#88005 82486, 99999 82542
Plane

DATE: OCT 2024 SCALE: 1:50

DRAWING NAME: SCO - UTILITY DRAWING NO: SCO-05

ARCHITECT'S SIGN

OWNER'S SIGN

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILLA)
ATP (HQ)

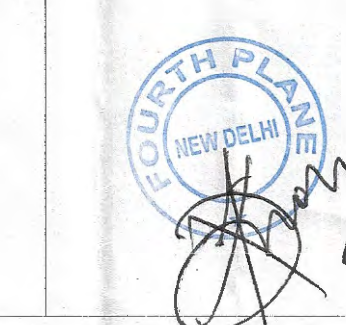
(JAIDEEP)
DTP (HQ)

(VIJENDER SINGH)
STP (HQ)

(JITENDER SIHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)

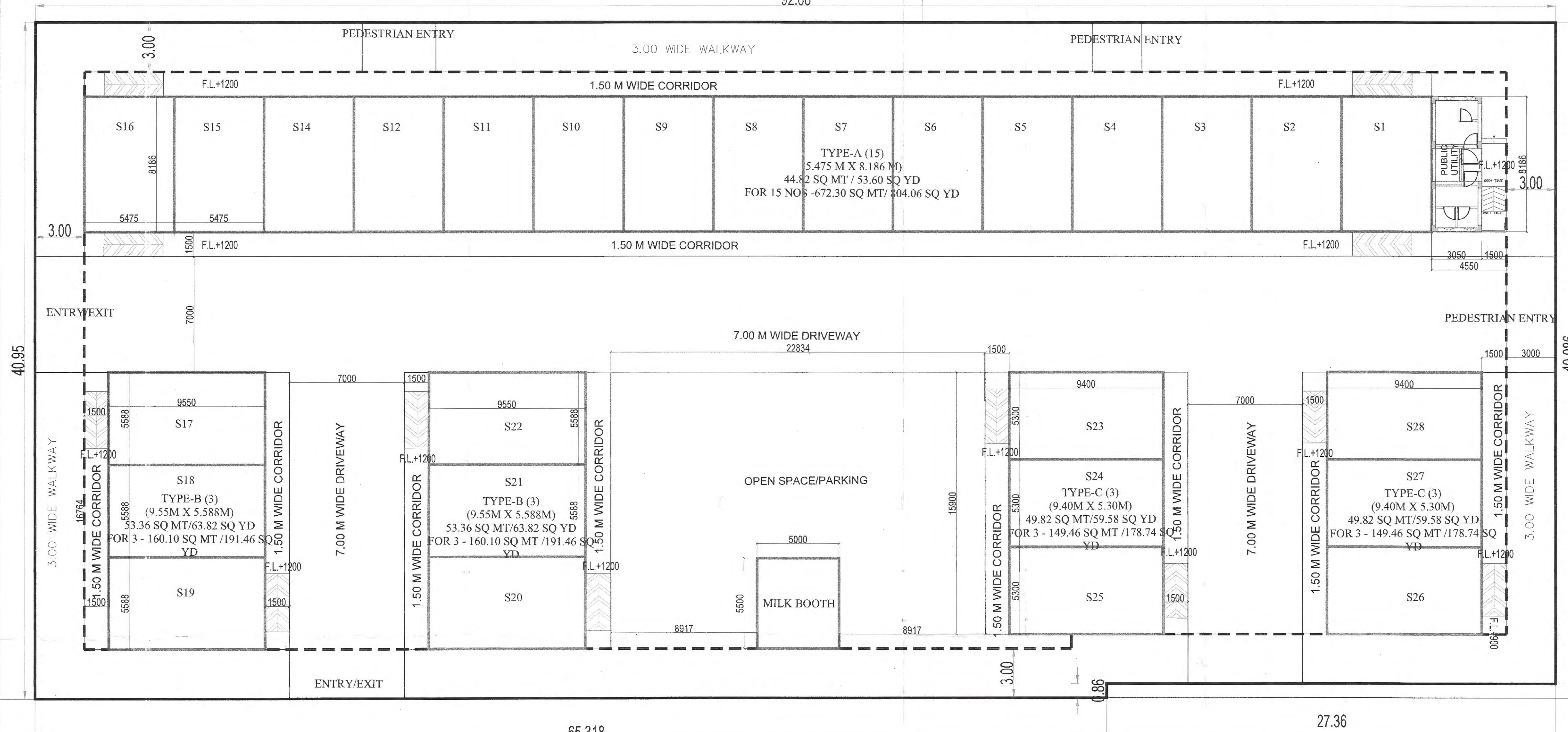
DRG. NO: DTP-10771 (N) DATED: 15-01-25



For Mapsko Builders Pvt. Ltd.
Authorized Signatory

9.00 M WIDE INTERNAL ROAD

92.68



SITE PLAN

12.00 M WIDE SERVICE ROAD

AREA NOT INCLUDED IN F.A.R. & G.C.		
AREA OF THE BASEMENT	AREA	UNIT
S1 - S16	672.27	SQ. MT
S17 - S22	320.19	SQ. MT
S23 - S28	298.92	SQ. MT
PUBLIC UTILITIES AREA	27.00	SQ. MT
ROAD AND PARKING AREA	1960.20	SQ. MT

COMBINED F.A.R. STATEMENT OF ALL S.C.O.'S + MILK BOOTH									
	AREA OF 1 UNIT	NO. OF UNITS	NO. OF BLOCKS	G.F. AREA SQ. MT.	NO OF FLRS	TOTAL AREA SQ. MT.			
S1 TO S16 (8.186 X 5.475) M	44.818	X 15	X 1	= 672.275	X 3	= 2016.825			
S17 TO S22 (9.55 X 5.588) M	53.36	X 6	X 1	= 320.19	X 3	= 967.58			
S23 TO S28 (9.40 X 5.30) M	49.82	X 6	X 1	= 298.92	X 3	= 896.76			
MILK BOOTH	27.50	X 1	X 1	= 27.50	X 1	= 27.50			
TOTAL				1318.89		3901.66			
TOTAL NO OF UNITS						1			
TOTAL AREA						3901.66			
GROUND COVERAGE									
S1+S2+S3+S4+S5+S6+S7+S8+S9+S10+S11+S12+S13+S14+S15+S16+S17+S18+S19+S20+S21+S22+S23+S24+S25+S26+S27+ MILK BOOTH = GROUND FLOOR						1318.89			

AREA DETAIL		
1	PLOT AREA - 2667.74+1103.93	3771.67
2	PERMISSIBLE GROUND COVERAGE @35%	1320.08
3	ACHIEVED GROUND COVERAGE @34.97%	1318.89
4	PERMISSIBLE F.A.R. @1.50	5657.505
5	ACHIEVED F.A.R. @1.034	3901.66

DRG. NO.: DTCP 10771 (1) DATED: 15.01.25

GK
GURPREET KHEPAR
JD (HQ)

SR
SHIVAM ROHILLA
ATP (HQ)

JH
JAIDEEP
DTP (HQ)

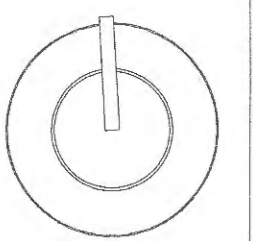
JS
VIJENDER SINGH
STP (HQ)

JK
JITENDER SIHAG
CTP (HR.)

AK
AMIT KHATRI, IAS
DTCP (HR.)

PROJECT
PROPOSED SCO LAYOUT MEASURING 0.932 ACRES FOR DEEN DAYAL YOJNA OF M/S MAPSKO IN SECTOR 35, SONEPAT-HARYANA

ARCHITECTS:
4TH PLANE
CHATTARPUR EXTENSION
NEW DELHI-110074
EMAIL: info@4thplane.in
#88005 82486, 99999 82542
Plane



DATE: JAN 2025 SCALE: 1:150

DRAWING NAME: SITE PLAN LAYOUT DRAWING NO: SCO-01

ARCHITECT'S SIGN: *[Signature]*
OWNER'S SIGN: *[Signature]*
KAROLI SIKDER
ARCHITECT
B. ARCH., M. L. ARCH.
C.A. NO. 992931
For Mapsko Builders Pvt. Ltd.
Authorized Signatory